

COMPARISON OF AREA RENT LIMITS

Year: 2020

Revised Date

6/26/2020

EFFECTIVE DATE OF % Rents: 4/1/2020

EFFECTIVE DATE OF Fair Market Rent: 10/1/2019

EFFECTIVE DATE HOME Rents: 7/1/2020

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
HUD Metropolitan Fair Market Rent Areas								
Boston-Cambridge-Quincy, MA-NH HMFA NH Portion	Fair Market Rent	\$1,715	\$1,900	\$2,311	\$2,880	\$3,131	\$3,601	\$4,070
	50% Rent Limit	\$1,120	\$1,200	\$1,440	\$1,663	\$1,855	\$2,046	\$2,238
	60% Rent Limit	\$1,344	\$1,440	\$1,728	\$1,995	\$2,226	\$2,456	\$2,685
	65% Rent Limit	\$1,436	\$1,540	\$1,849	\$2,129	\$2,355	\$2,580	\$2,804
	80% Rent Limit	\$1,685	\$1,805	\$2,166	\$2,502	\$2,791	\$3,080	\$3,368
	50% HOME Rent Limit	\$1,120	\$1,200	\$1,440	\$1,663	\$1,855	\$2,046	\$2,238
	Low HOME Rent	\$1,120	\$1,200	\$1,440	\$1,663	\$1,855	\$2,046	\$2,238
	High HOME Rent	\$1,436	\$1,540	\$1,849	\$2,129	\$2,355	\$2,580	\$2,804
Lawrence, MA-NH HMFA NH Portion	Fair Market Rent	\$970	\$1,117	\$1,438	\$1,792	\$1,948	\$2,240	\$2,532
	50% Rent Limit	\$857	\$918	\$1,102	\$1,274	\$1,421	\$1,568	\$1,715
	60% Rent Limit	\$1,029	\$1,102	\$1,323	\$1,529	\$1,705	\$1,882	\$2,058
	50% HERA Special Rent	\$893	\$957	\$1,148	\$1,327	\$1,481	\$1,634	\$1,786
	60% HERA Special Rent	\$1,072	\$1,149	\$1,378	\$1,593	\$1,777	\$1,961	\$2,144
	65% Rent Limit	\$1,141	\$1,224	\$1,472	\$1,692	\$1,868	\$2,042	\$2,216
	80% Rent Limit	\$1,372	\$1,470	\$1,765	\$2,038	\$2,273	\$2,509	\$2,744
	50% HOME Rent Limit	\$893	\$957	\$1,148	\$1,327	\$1,481	\$1,634	\$1,786
	Low HOME Rent	\$893	\$957	\$1,148	\$1,327	\$1,481	\$1,634	\$1,786
	High HOME Rent	\$970	\$1,117	\$1,438	\$1,692	\$1,868	\$2,042	\$2,216
Portsmouth-Rochester, NH HMFA	Fair Market Rent	\$1,000	\$1,029	\$1,315	\$1,795	\$2,212	\$2,544	\$2,876
	50% Rent Limit	\$890	\$953	\$1,145	\$1,322	\$1,475	\$1,628	\$1,779
	60% Rent Limit	\$1,068	\$1,144	\$1,374	\$1,587	\$1,770	\$1,953	\$2,135
	50% HERA Special Rent	\$900	\$964	\$1,157	\$1,336	\$1,491	\$1,645	\$1,799
	60% HERA Special Rent	\$1,080	\$1,157	\$1,389	\$1,604	\$1,789	\$1,974	\$2,158
	65% Rent Limit	\$1,138	\$1,220	\$1,466	\$1,685	\$1,860	\$2,034	\$2,208
	80% Rent Limit	\$1,373	\$1,471	\$1,766	\$2,041	\$2,277	\$2,512	\$2,747
	50% HOME Rent Limit	\$890	\$953	\$1,145	\$1,322	\$1,475	\$1,628	\$1,779
	Low HOME Rent	\$890	\$953	\$1,145	\$1,322	\$1,475	\$1,628	\$1,779
	High HOME Rent	\$1,000	\$1,029	\$1,315	\$1,685	\$1,860	\$2,034	\$2,208
Western Rockingham Co., NH HMFA	Fair Market Rent	\$1,118	\$1,162	\$1,504	\$2,119	\$2,127	\$2,446	\$2,765
	50% Rent Limit	\$982	\$1,052	\$1,262	\$1,458	\$1,627	\$1,796	\$1,963
	60% Rent Limit	\$1,179	\$1,263	\$1,515	\$1,750	\$1,953	\$2,155	\$2,356
	65% Rent Limit	\$1,310	\$1,405	\$1,688	\$1,942	\$2,148	\$2,351	\$2,554
	80% Rent Limit	\$1,373	\$1,471	\$1,766	\$2,041	\$2,277	\$2,512	\$2,747
	50% HOME Rent Limit	\$982	\$1,052	\$1,262	\$1,458	\$1,627	\$1,796	\$1,963
	Low HOME Rent	\$982	\$1,052	\$1,262	\$1,458	\$1,627	\$1,796	\$1,963
	High HOME Rent	\$1,118	\$1,162	\$1,504	\$1,942	\$2,127	\$2,351	\$2,554
Manchester, NH HMFA	Fair Market Rent	\$801	\$948	\$1,198	\$1,493	\$1,623	\$1,866	\$2,110
	50% Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	60% Rent Limit	\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791
	50% HERA Special Rent	\$781	\$836	\$1,003	\$1,160	\$1,293	\$1,428	\$1,561
	60% HERA Special Rent	\$937	\$1,004	\$1,204	\$1,392	\$1,552	\$1,713	\$1,873
	65% Rent Limit	\$989	\$1,061	\$1,274	\$1,464	\$1,614	\$1,762	\$1,910
	80% Rent Limit	\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388
	50% HOME Rent Limit	\$776	\$831	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	Low HOME Rent	\$776	\$831	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	High HOME Rent	\$801	\$948	\$1,198	\$1,464	\$1,614	\$1,762	\$1,910
Nashua, NH HMFA	Fair Market Rent	\$889	\$1,036	\$1,365	\$1,833	\$1,849	\$2,126	\$2,404
	50% Rent Limit	\$971	\$1,040	\$1,248	\$1,443	\$1,610	\$1,776	\$1,942
	60% Rent Limit	\$1,165	\$1,248	\$1,498	\$1,731	\$1,932	\$2,132	\$2,331
	65% Rent Limit	\$1,244	\$1,334	\$1,602	\$1,842	\$2,035	\$2,227	\$2,419
	80% Rent Limit	\$1,373	\$1,471	\$1,766	\$2,041	\$2,277	\$2,512	\$2,747
	50% HOME Rent Limit	\$971	\$1,040	\$1,248	\$1,443	\$1,610	\$1,776	\$1,942
	High HOME Rent	\$889	\$1,036	\$1,248	\$1,443	\$1,610	\$1,776	\$1,942
Hillsborough Co., NH (part) HMFA	Fair Market Rent	\$719	\$880	\$1,104	\$1,481	\$1,900	\$2,185	\$2,470
	50% Rent Limit	\$823	\$882	\$1,058	\$1,223	\$1,365	\$1,506	\$1,646
	60% Rent Limit	\$988	\$1,059	\$1,270	\$1,468	\$1,638	\$1,807	\$1,976
	65% Rent Limit	\$1,051	\$1,128	\$1,354	\$1,556	\$1,716	\$1,876	\$2,034
	80% Rent Limit	\$1,318	\$1,412	\$1,695	\$1,958	\$2,183	\$2,410	\$2,635
	50% HOME Rent Limit	\$823	\$882	\$1,058	\$1,223	\$1,365	\$1,506	\$1,646

Low HOME Rent	\$719	\$880	\$1,058	\$1,223	\$1,365	\$1,506	\$1,646
High HOME Rent	\$719	\$880	\$1,104	\$1,481	\$1,716	\$1,876	\$2,034

Non-Metro County FMR Areas

Belknap County, NH	Fair Market Rent	\$691	\$794	\$1,020	\$1,377	\$1,382	\$1,589	\$1,797
	50% Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	60% Rent Limit	\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791
	65% Rent Limit	\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835
	80% Rent Limit	\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388
	50% HOME Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	Low HOME Rent	\$691	\$794	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	High HOME Rent	\$691	\$794	\$1,020	\$1,377	\$1,382	\$1,589	\$1,797
Carroll County, NH	Fair Market Rent	\$653	\$815	\$1,002	\$1,340	\$1,643	\$1,889	\$2,136
	50% Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	60% Rent Limit	\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791
	65% Rent Limit	\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835
	80% Rent Limit	\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388
	50% HOME Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	Low HOME Rent	\$653	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	High HOME Rent	\$653	\$815	\$1,002	\$1,340	\$1,551	\$1,693	\$1,835
Cheshire County, NH	Fair Market Rent	\$725	\$806	\$1,062	\$1,457	\$1,550	\$1,783	\$2,015
	50% Rent Limit	\$757	\$811	\$973	\$1,125	\$1,255	\$1,384	\$1,513
	60% Rent Limit	\$909	\$973	\$1,168	\$1,350	\$1,506	\$1,661	\$1,816
	65% Rent Limit	\$965	\$1,035	\$1,244	\$1,429	\$1,574	\$1,718	\$1,863
	80% Rent Limit	\$1,211	\$1,298	\$1,557	\$1,799	\$2,007	\$2,215	\$2,422
	50% HOME Rent Limit	\$757	\$811	\$973	\$1,125	\$1,255	\$1,384	\$1,513
	Low HOME Rent	\$725	\$806	\$973	\$1,125	\$1,255	\$1,384	\$1,513
	High HOME Rent	\$725	\$806	\$1,062	\$1,429	\$1,550	\$1,718	\$1,863
Coos County, NH	Fair Market Rent	\$549	\$660	\$769	\$971	\$1,163	\$1,337	\$1,512
	50% Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	60% Rent Limit	\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791
	65% Rent Limit	\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835
	80% Rent Limit	\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388
	50% HOME Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	Low HOME Rent	\$549	\$660	\$769	\$971	\$1,163	\$1,337	\$1,492
	High HOME Rent	\$549	\$660	\$769	\$971	\$1,163	\$1,337	\$1,512
Grafton County, NH	Fair Market Rent	\$654	\$767	\$1,001	\$1,247	\$1,757	\$2,021	\$2,284
	50% Rent Limit	\$811	\$868	\$1,042	\$1,204	\$1,343	\$1,482	\$1,620
	60% Rent Limit	\$973	\$1,042	\$1,251	\$1,445	\$1,612	\$1,779	\$1,944
	65% Rent Limit	\$1,034	\$1,109	\$1,333	\$1,532	\$1,689	\$1,845	\$2,001
	80% Rent Limit	\$1,297	\$1,390	\$1,667	\$1,926	\$2,150	\$2,371	\$2,593
	50% HOME Rent Limit	\$811	\$868	\$1,042	\$1,204	\$1,343	\$1,482	\$1,620
	Low HOME Rent	\$654	\$767	\$1,001	\$1,204	\$1,343	\$1,482	\$1,620
	High HOME Rent	\$654	\$767	\$1,001	\$1,247	\$1,689	\$1,845	\$2,001
Merrimack County, NH	Fair Market Rent	\$813	\$875	\$1,131	\$1,479	\$1,634	\$1,879	\$2,124
	50% Rent Limit	\$781	\$836	\$1,003	\$1,160	\$1,293	\$1,428	\$1,561
	60% Rent Limit	\$937	\$1,004	\$1,204	\$1,392	\$1,552	\$1,713	\$1,873
	50% HERA Special Rent	\$812	\$870	\$1,045	\$1,206	\$1,346	\$1,485	\$1,624
	60% HERA Special Rent	\$975	\$1,044	\$1,254	\$1,448	\$1,615	\$1,782	\$1,948
	65% Rent Limit	\$1,035	\$1,110	\$1,334	\$1,533	\$1,690	\$1,847	\$2,003
	80% Rent Limit	\$1,248	\$1,338	\$1,606	\$1,855	\$2,070	\$2,283	\$2,497
	50% HOME Rent Limit	\$811	\$869	\$1,043	\$1,205	\$1,345	\$1,483	\$1,622
Sullivan County, NH	Fair Market Rent	\$723	\$757	\$997	\$1,257	\$1,657	\$1,906	\$2,154
	50% Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	60% Rent Limit	\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791
	65% Rent Limit	\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835
	80% Rent Limit	\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388
	50% HOME Rent Limit	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	Low HOME Rent	\$723	\$757	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	High HOME Rent	\$723	\$757	\$997	\$1,257	\$1,551	\$1,693	\$1,835

Notes:

New Hampshire Housing provides this table for your convenience.

Project Managers should use the specific rent and income limits applicable to their project's funding sources and follow the specific program rules provided by the US Department of Housing and Urban Development.

Fair Market Rent: Is based on the 40th percentile rent for a 2-bedroom unit in the identified area, adjusted for the number of bedrooms. HUD publishes FMR numbers with an effective date of Oct. 1, dated for the following year. (i.e.. 2012 FMR's are effective on 10/1/11)

50% Rent Limit: Is 30% of the adjusted income of a family whose annual income equals 50% of the median income for the indicated area. Adjustments are made for family size, under the assumption units are occupied at the rate of 1.5 persons per bedroom. Adjustments are also made in areas with unusually high or low incomes.

60% Rent Limit: Is 30% of the adjusted income of a family whose annual income equals 60% of the median income for the indicated area. Adjustments are made for family size and income in the same manner as above.

65% Rent Limit: Is apx. 30% of the adjusted income of a family whose annual income equals 65% of the median income for the indicated area. Adjustments are made for family size and income in the same manner as above. Additional adjustments are made by HUD, and this number can not be calculated. It is published by HUD typically in February or March of each year.

High Home Rent: Is the lesser of the Fair Market Rent or 30 percent of the adjusted income of a family whose annual income equals the published 65% Rent Limit, except when this number is less than the prior year limit. This number only changes when HUD publishes a new 65% Rent Limit and High Home Rent number.

Low Home Rent: Is the lesser of 30 percent of the adjusted income of a family whose annual income equals 50% of the median income for the area (the 50% Rent Limit) or the High Home Rent, except when this number is less than the prior year limit. This number only changes when HUD publishes a change.

HERA Special Rents: Rent Limits for any project in a HUD impacted area whose current limit would be less than last year or less than its FY2008 limit times the Current Year Median over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.